

# California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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February 27, 2023

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Kraig Tambornini, Senior Planner  
City of Gilroy  
7351 Rosanna Street  
Gilroy, CA 95020

Governor's Office of Planning & Research

**FEB 27 2023**

## STATE CLEARING HOUSE

### Re: Gilroy Square Mitigated Negative Declaration (MND)

Dear Kraig Tambornini:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Gilroy Square Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the January 2023 MND.

#### Project Understanding

The proposed project is located at 6970 Camino Arroyo in Gilroy, adjacent to SR-152. The project includes subdividing 10.07 acres into six (6) lots, and an Architectural and Site Review to establish the development plan for Phase II of the Regency Center Planned Unit Development (PUD) and approve development on four (4) of the lots. The proposed project includes two, four-story hotels, a drive-through fast food restaurant, a convenience store, a four-story speculative industrial warehouse, and a one-story speculative warehouse building.

#### Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Based upon the project's location adjacent to SR-152, Caltrans fully supports the proposed bicycle and pedestrian recommendations in Appendix G that recommend pedestrian access among all sites that meet accessibility standards. Any proposed sidewalk improvements within the State Right of Way must be consistent with the Highway Design Manual (HDM).

Caltrans also supports the bicycle parking recommendation put forth in the same appendix.

### **Transportation Impact Fees**

Please identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources, such as Traffic Impact Fees, should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

### **Lead Agency**

As the Lead Agency, the City of Gilroy is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Equitable Access**

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

MARK LEONG  
District Branch Chief  
Local Development Review

c: State Clearinghouse